

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-045

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM LI – LIMITED INDUSTRIAL, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO B-3 – GENERAL BUSINESS, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO ALLOW FOR THE RECONFIGURATION OF TWO PARCELS, WHERE A PORTION OF THE VACANT PARCEL (ZONED LI) IS BEING COMBINED WITH THE PARCEL DIRECTLY WEST OF THAT, ADDRESSED AS 5307 WESTFAIR AVENUE (ZONED B3).

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 10th day of October, 2016 on the application described below for the zoning of the property described herein; and

WHEREAS, the Plan Commission having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendations of said Plan Commission;

NOW THEREFORE, the Village Board of the Village of Weston does ordain as follows:

SECTION 1: On the application (REZN-9-16-1607) of property owner Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476, for the following territory now comprising a part of the LI – Limited Industrial, with WHP-A Wellhead Protection Zone A, zoning districts, located in Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

B-3 – General Business, with WHP-A – Wellhead Protection Zone A – Commencing at the Southeast Corner of Section 16; Thence North 89°57'31" West along the South line of said Southeast ¼, 1287.58 feet; Thence North 00°17'27" East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South 70°38'20" East along said South right-of-way line, 32.01 feet; Thence South 04°35'09" West, 201.08 feet to the South line of said Lot 2; Thence North 79°21'25" West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North 07°33'28" East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning. The described land consists of 7,395 square feet, or 0.169 acres, more or less.

<u>SECTION 2:</u> The Clerk shall make necessary alterations upon the official map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is

adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 17th day of October, 2016.

VILLAGE BOARD OF WESTON

APPROVED: <u>/0-/8-/4</u>
PUBLISHED: <u>|0-20-|4</u>

Village of Weston, WI Notice of Newly Enacted Ordinance No. 16-045

Please take notice that the Village Board of Weston, Wisconsin enacted Ordinance No. 16-045: "Ordinance No 16-045 An Ordinance to Approve the Rezoning of Land from LI – Limited Industrial, with WHP-A – Wellhead Protection Zone A, to B3 – General Business, with WHP-A Wellhead Protection Zone A, to allow for the reconfiguration of two parcels, where a portion of the vacant parcel (Zoned LI) is being combined with the parcel directly west of that, addressed as 5307 Westfair Avenue (Zoned B3) on Monday, October 17, 2016.

The full text of Ordinance No. 16-045 may be obtained at the office of the Village Clerk at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at http://www.westonwi.gov/499/Adopted-Ordinances.

Dated this 18th day of October, 2016 Sherry Weinkauf, Village Clerk

Published: 10120110

DAILY HERA GANNETT COMPANY

STATE OF WISCONSIN **BROWN COUNTY**

WESTON VILLAGE OF

5500 SCHOFIELD AVE

WESTON

VOUCHER APPROVAL

Account Number:

10-06 510910

Initials

Approved by

Pa153

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisment of which the annexed is a true copy, taken from said paper, which published therein on:

544764333

Account Number:

GWM-WES425

Order Number:

0001669781

No. of Affidavits:

Total Ad Cost: Published Dates: \$21.53

10/20/16

(Signed)

Legal Clerk

Signed and sworn before me

My commission expires

5-25-1A

Village of Weston, WI
Notice of Newly Enacted Ordinance
No. 16-045
Please take notice that the Village Board
of Weston, Wisconsin enacted Ordinance No. 16-045: "Ordinance No 16045 An Ordinance to Approve the
Rezoning of Land from LI – Limited Industrial, with WHP-A – Wellhead Protection Zone A, to B3 – General Business,
with WHP-A Wellhead Protection Zone
A, to allow for the reconfiguration of two
parcels, where a portion of the vacant
parcel (Zoned LI) is being combined with
the parcel directly west of that, addressed as 5307 Westfair Avenue (Zoned B3) on Monday, October 17, 2016.
The full text of Ordinance No. 16-045
may be obtained at the office of the
Village Clerk at the Weston Municipal
Center, 5500 Schofield Avenue, Weston,
Wisconsin or through the Village's website at http://www.westonwi.gov/499/
Adopted-Ordinances.
Dated this 18th day of October, 2016'
Sherry Weinkauf, Village Clerk
RUN: Oct 20, 2016 WNAXLP

WESTON VILLAGE OF

Re: Ord 16-045

GANNETT WI MEDIA 435 EAST WALNUT ST. PO BOX 23430 GREEN BAY, WI 54305-3430

GANNETT

Wisconsin Media Delivering Customers. Driving Results. PHONE 920-431-8298 FAX 877-943-0443

email: WDH-Legals@wdhmedia.com

Village of Weston, Wisconsin AGENDA ITEM COVERSHEET

Requested for Official Consideration and Review

REQUEST FROM:	JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT		
ITEM DESCRIPTION:	ORDINANCE NO. 16-045: AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM LI – LIMITED INDUSTRIAL, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO B-3 – GENERAL BUSINESS, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO ALLOW FOR THE RECONFIGURATION OF TWO PARCELS, WHERE A PORTION OF THE VACANT PARCEL (ZONED LI) IS BEING COMBINED WITH THE PARCEL DIRECTLY WEST OF THAT, ADDRESSED AS 5307 WESTFAIR AVENUE (ZONED B3)		
DATE/MTG:	BOARD OF TRUSTEES; MON	IDAY, OCTOBER 17, 2016	
POLICY QUESTION:	Should the Village Board approve the Plan Commission recommendation to rezone an 0.169 acres so it can be added to 5307 Westfair Avenue via a proposed CSM.		
RECOMMENDATION TO:	I make a motion to approve the rezone of 0.0169 Acre along Westfair Avenue from LI with WHP-A to B-3 with WHP-A by the adoption of Ordinance No. 16-045.		
LEGISLATIVE ACTION:			
☑ Acknowledge/Approve☐ Administrative Order☐ Expenditure	☑ Ordinance☐ Policy☐ Procedure	□ Proclamation□ Reports□ Resolution	
FISCAL IMPACT ANALYSIS Budget Line Item: Budget Line Item: Budgeted Expenditure: Budgeted Revenue:	None None None None		
STATUTORY / RULEMAKIN	IG / POLICY REFERENCES: Wis. Stat. § 62.23 (7)(d)		
☐ Case Law / Legal: ☑ Municipal Code: ☐ Municipal Rules:	Sec. 94.16.03		
PRIOR REVIEW:	Public Hearing - Plan Commission	10/10/16	

BACKGROUND:

Mr. Reeder upgraded the parking lot at Razz's Breakfast Bar from a gravel parking lot to a paved lot this past summer without contacting the Village and therefore did not go through site plan approvals. Village staff noticed the project was occurring mid process and contacted Razz's to have the owner contact us as the lot was put in without following setbacks and other zoning regulations which are required to be followed if upgrading a lot. During the process, staff learned that Mr. Reeder owns multiple lots in the vicinity and in this case the existing fence and part of the parking lot for Razz's was

actually on another lot. The two lots had different zoning designations as one was being used for an industrial use while Razz's was being used for a commercial use as a restaurant.

Village of Weston, Wisconsin AGENDA ITEM COVERSHEET

Requested for Official Consideration and Review

DEOLIEGT EDOM		
REQUEST FROM:	JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT	
ITEM DESCRIPTION:	REZONE OF 0.169 ACRES FROM LI – LIMITED INDUSTRIAL, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO B-3 – GENERAL BUSINESS, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO ALLOW FOR THE RECONFIGURATION OF TWO PARCELS, WHERE A PORTION OF THE VACANT PARCEL (ZONED LI) IS BEING COMBINED WITH THE PARCEL DIRECTLY WEST OF THAT, ADDRESSED AS 5307 WESTFAIR AVENUE (ZONED B3) (REZN-9-16-1607)	
DATE/MTG:	PLAN COMMISSION, OCTOBER 10, 2016	
POLICY QUESTION:	Should the Plan Commission make the recommendation to the Village Board to rezone an 0.169 acres so it can be added to 5307 Westfair Avenue via a proposed CSM.	
RECOMMENDATION TO:	I make a motion to endorse approval, and recommend to the Trustees the rezone.	
LEGISLATIVE ACTION:		
☑ Acknowledge/Approve☐ Administrative Order☐ Expenditure	□ Ordinance □ Proclamation □ Policy □ Reports □ Procedure □ Resolution	
FISCAL IMPACT ANALYSIS Budget Line Item: Budget Line Item: Budgeted Expenditure: Budgeted Revenue:	None None None None	
STATUTORY / RULEMAKIN	G / POLICY REFERENCES: Wis. Stat. § 62.23 (7)(d) Sec. 94.16.03	
PRIOR REVIEW:	None.	

BACKGROUND:

Mr. Reeder upgraded the parking lot at Razz's Breakfast Bar from a gravel parking lot to a paved lot this past summer without contacting the Village and therefore did not go through site plan approvals. Village staff noticed the project was occurring mid process and contacted Razz's to have the owner contact us as the lot was put in without following setbacks and other zoning regulations which are required to be followed if upgrading a lot. During the process, staff learned that Mr. Reeder owns multiple lots in the vicinity and in this case the existing fence and part of the parking lot for Razz's was actually on another lot. The two lots had different zoning designations as one was being used for an industrial use while Razz's was being used for a commercial use as a restaurant. \square Attachments?

Application/Petition No.:

REZN-9-16-1607

Hearing Date:

October 10, 2016

Applicant:

Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476

Location:

A Portion of the Vacant Land (zoned LI) is being combined with the parcel directly west

of that, addressed as 5307 Westfair Avenue (zone B-3), Weston, WI 54476.

Description:

Part of Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, Located in part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County,

Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of Section 16; Thence North 89°57′31″ West along the South line of said Southeast ¼, 1287.58 feet; Thence North 00°17′27″ East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38′20″ East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South 70°38′20″ East along said South right-of-way line, 32.01 feet; Thence South 04°35′09″ West, 201.08 feet to the South line of said Lot 2; Thence North 79°21′25″ West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North 07°33′28″ East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning.

That land to be rezoned contains 7,395 square feet or 0.169 acres, more or less.

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Current Zoning:

LI Limited Industrial with WHP-A Wellhead Protection Zone A

Definition: 94.2.02(3)(f)

LI Limited Industrial. The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan.

(Predecessor district: LMD Light Manufacturing Distribution)

Proposed Zoning

B-3 General Business with D WHP-A Wellhead Protection Zone A

Definition: 94.2.02(3)(d)

B-3 General Business. The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan.

(Predecessor district B-3 General Commercial)

Future Land Use:

Commercial

FLU Description:

Single family residences, home occupations, and small-scale institutional and recreational uses, all served by a public sanitary sewer system

Development Policies:

- 1. Promote interconnection in road and trail networks within and among neighborhoods.
- Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.
- 3. Pursue single family residential infill opportunities where feasible.

Typical Implemented Zoning Districts: SF-S – Single Family Residential-Small Lot, SF-L – Single Family Residential-Large Lot and N – Neighborhood.

Please note the location is adjacent to commercial and the comprehensive plan future land use map is not parcel specific. Please see the note on the attached future land use map.

- Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 Yes.
- Does the rezoning further the purpose and intent of this Chapter?Yes.
- Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 No.
- 4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes. This rezone will allow for the lot lines to be cleaned up via a separate CSM.

BACKGROUND INFORMATION:

Mr. Reeder upgraded the parking lot at Razz's Breakfast Bar from a gravel parking lot to a paved lot this past summer without contacting the Village and therefore did not go through site plan approvals. Village staff noticed the project was occurring mid process and contacted Razz's to have the owner contact us as the lot was put in without following setbacks and other zoning regulations which are required to be followed if upgrading a lot. During the process, staff learned that Mr. Reeder owns multiple lots in the vicinity and in this case the existing fence and part of the parking lot for Razz's was actually on another lot. The two lots had different zoning designations as one was being used for an industrial use while Razz's was being used for a commercial use as a restaurant.

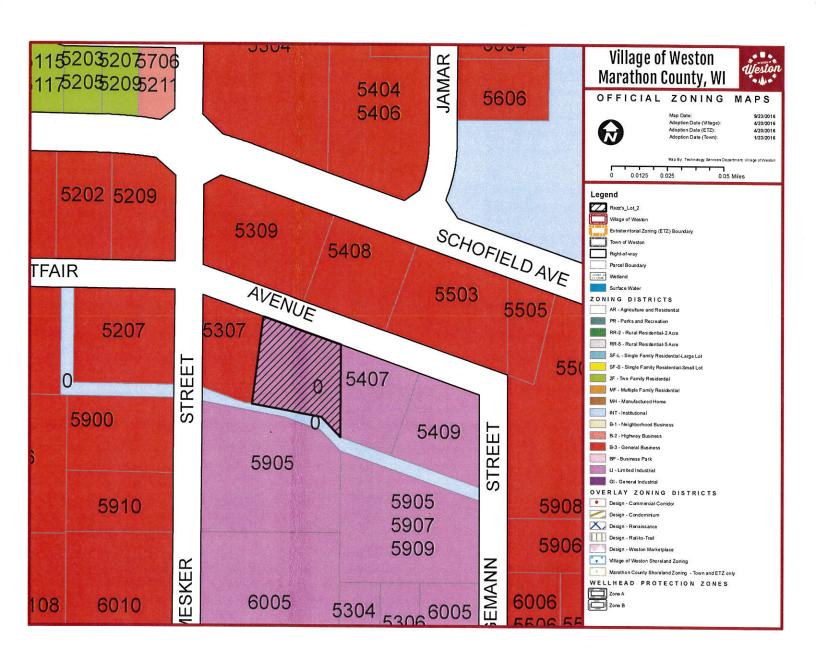
CURRENT PROPERTY CONDITIONS:

A restaurant with customer parking lot. The lot lines need to be moved via the proposed CSM but in order to do that a small chunk of the lot next door needs to be rezoned to B-3. Please note that staff is also bringing a site plan before you on Monday night as they are asking for exceptions from some of the site plan design requirements such as landscaping. Assistant Planner Wehner was working on this project with Mr. Reeder and has been out sick the last 4 days. He will be providing an updated report to the PC on Monday of the exact list of exceptions.

PLAN COMMISSION ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))

- 1) Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board at their 10/17/16 meeting.
- 2) Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 10/17/16 meeting.

3)	Plan Commission takes no action and the request moves on to the Village Board at their 10/17/2016 meeting with no recommendation.			



MARATHON CO. CERTIFIED SURVEY MAP NO. Of Lot 1 and Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. SOUTH 1/4 CORNER SEC. 16, T28N, R8E, FOUND SMP NAIL N89° 57' 31"W RIGHT-OF-WAY 1352,48 ္အ MESKER STREET 33 33 33 N00° 17' 27"E 699.09 (N00°27'00"E) (215.00) N00° 17' 27"E 215.01 69.67 OWNED BY OTHERS FENCE BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10. TOWNSHIP 28 NORTH, RANGE 7 EAST. MEASURED TO BEAR NORTH 88°10'44" EAST CANOPY BUILDING SOUTH LINE OF THE SOUTHEAST 1/4 33 35,316 sq. ft. 0.811 acres N79° 21' 25"W (N79°12'22'W) 101 41.82 S04° 35' 09"W VOL 79, PG 36 OWNED BY OTHERS PARCEL I C.S.M. 6087 OWNED BY OTHERS 201.08 WESTFAIR AVENUE 164.26 184.7 1287.58 31,935 sq. ft. 0.733 acres LOT 2 347.68" NORTH S00° 23' 05"W 214.89 PARCEL 1, C.S.M. 8774 VOL. 34, PG. 152 OWNED BY OTHERS MOSINEE, WILLIAM OCURVELLING 0 FOUND 1" O.D. IRON PIPE 33) - RECORDED BEARING/LENGTH - FOUND 1-1/4" O.D. IRON PIPE -1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN, FT. SET 460.37 LEGEND 2640.06" SOUTHEAST CORNER SEC. 16, T28N, R8E, FOUND 3/4" REBAR 6 91 SHEET 1 OF 2 DRAWN BY DATE M.F.L AUGUST 19, 2016 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 CHECKED BY PROJECT NO. email - mail@riversidelandsurveying.com

PREPARED FOR:

MTS

MARATHON CO. CERTIFIED SURVEY MAP NO.

Of Lot 1 and Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 1 and Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 16; Thence North 89°57'31" West along the South line of said Southeast 1/4, 1287.58 feet; Thence North 00°17'27" East, 699.09 feet to the Southwest corner of said Lot 1 of Certified Survey Map Number 8342 and the point of beginning; Thence continuing North 00°17'27" East along the East right-of-way line of Mesker Street, 215.01 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East along said South right-of-way line, 347.67 feet to the East line of said Lot 2 of Certified Survey Map Number 8342; Thence South 00°23'05" West along said East line, 214.89 feet to the South line of said Lot 2; Thence North 44°42'02" West along said South line, 64.01 feet; Thence North 79°21'25" West along the South line of said Lot 1 and Lot 2 of Certified Survey Map Number 8342, 184.75 feet; Thence North 70°38'16" West along said South line of Lot 1, 107.12 feet to the point of beginning.

That the above described parcel of land contains 67,251 square feet or 1.544 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

Dated this 24TH day of AUGUST, 2016

That I have made this survey, division and map thereof at the direction of Marathon Technical Services LLC, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Village of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof

Keith & Walkowskii	
Riverside Land Surveying LLC	IIIII'SCON
Keith J. Walkowski	
P.L.S. No. 2717	KEITH J. WALKOWSKI A S-2717 MOSINEE, WI OSURVE
Village of Weston Approval Certificate: Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.	
Ву	
Date Village of Weston Zoning Department	





VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, October 10, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-9-16-1607 Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476, requesting a rezone from LI (Limited Industrial) to B-3 (General Business), to allow for the reconfiguration of two parcels, where a portion of the vacant parcel (Zoned LI) is being combined with the parcel directly west of that, addressed as 5307 Westfair Avenue (Zoned B3). The full legal description of the area of land being rezoned:

Part of Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, Located in part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of Section 16; Thence North 89°57'31" West along the South line of said Southeast ¼, 1287.58 feet; Thence North 00°17'27" East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South 70°38'20" East along said South right-of-way line, 32.01 feet; Thence South 04°35'09" West, 201.08 feet to the South line of said Lot 2; Thence North 79°21'25" West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North 07°33'28" East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning.

That the above described parcel of land contains 7,395 square feet or 0.169 acres, more or less.

The hearing notice with applicable application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 22nd day of September, 2016

Valerie Parker Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 26, 2016 and Monday, October 3, 2016.

DAILY HERALD media

STATE OF WISCONSIN BROWN COUNTY

VOUCHER APPROVAL

Account Number:

10-04-56910 -321-00

Votico

5500 SCHOFIELD AVE WESTON

WI 544764333

Description: PC October

Approved by

D80 15

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisment of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: Order Number: GWM-WES425 0001605979

No. of Affidavits:

1

Total Ad Cost:

\$80.15

Published Dates:

09/26/16, 10/03/16

(Signed)

Legal Clerk

(Date)

10/5/16

Signed and sworn before me

My commission expires

WESTON VILLAGE OF

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS
NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, October 10, 2016, at 6:00 p.m., at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following; REZN-9-16-1607 Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476, requesting a rezone from LI (Limited Industrial) to B-3 (General Business), to allow for the reconfiguration of two parcels, where a portion of the vacant parcel (Zonde II) is being combined with the parcel directly west of that, addressed as 5307 Westfair Avenue (Zoned B3).

dressed as 5307 Westfair Avenue (Zoned B3).
CU-9-16-1611 Allen Lamers, Lamers
Bus Lines, 2407 South Point Road,
Green Bay, WI 54313, on behalf of
property owner, F&B Company LLP,
2096 County Road XX, Mosinee, WI, requesting a conditional use permit to allow for the temporary construction of an

off-site parking transportation use (Sec. 94.4.07(1)) which will transition to the permanent use of the property as a freight terminal land use (Sec. 94.4.07(3)) within the LI (Limited Industrial) Zoning District. The property is addressed as 3805 Concord Avenue. The hearing notice with full legal descriptions and applicable application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

://westonwi.gov/421/Public-Hearing-Notices.
Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.
Dated this 22nd day of September, 2016 Valerie Parker
Plan Commission Secretary
Run; Sept. 26, Oct. 3, 2016 WNAXLP

Re: 10-10-16 REZN-9-16-1607

GANNETT WI MEDIA 435 EAST WALNUT ST. PO BOX 23430 GREEN BAY, WI 54305-3430

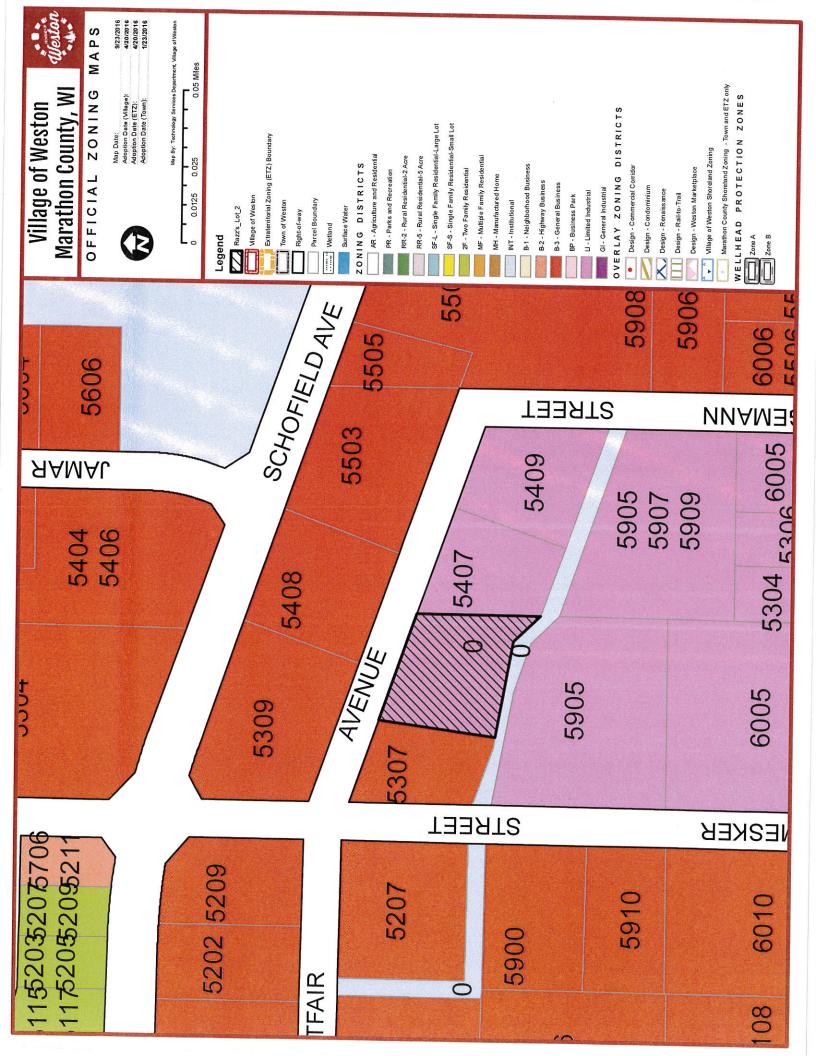
GANNETT

Wisconsin Media

Delivering Customers. Driving Results.

PHONE 920-431-8298 FAX 877-943-0443

email: WDH-Legals@wdhmedia.com



STATEWIDE DEVELOPMENT PRAECAVEO II LLC FASTENAL COMPANY-WISCH W6483 DESIGN DR - A 221 STEWART AVE PO BOX 1206 GREENVILLE WI 54942 WAUSAU WI 54401 2001 THEURER BLVD WINONA MN 55987 STEPHEN SMITALA MAIN ST. HOMES INC T & A HOFFMANN LLC 8702 SCENIC DR 5309 SCHOFIELD AVE 2104 MEADOW BROOK WAY WESTON WI 54476 WESTON WI 54476 WAUSAU WI 54403 MKS CAR WASHES LLC **COPPER HALO 2 LLC** CDR PROPERTIES LLC W4383 ASPEN DR PO BOX 75 PO BOX 680 EDGAR WI 54426 WESTON WI 54476 WESTON WI 54476 **CUSTOM GLASS PRODUCTS** RICHARD BENDER RENTALS LARRY A BUSSE **7515 VENTURE CIRCLE** PO BOX 136 **BUSSE REVOCABLE TRUST** WESTON WI 54476 WESTON WI 54476 1001 COUNTY ROAD C

MOSINEE WI 54455

CUSTOM GLASS PRODUCTS RAZZ'S BAR EAST WAUSAU LLC 7515 VENTURE CIRCLE 5307 WESTFAIR AVE 7306 ZINSER ST WESTON WI 54476 WESTON WI 54476 WESTON WI 54476

CK INVESTMENTS OF WESTON LLC T & A HOFFMANN LLC AIRGAS USA LLC 5910 MESKER ST 6005 MESKER ST NORTH DIVISION WESTON WI 54476 WESTON WI 54476 PO BOX 94737 CLEVELAND OH 44101

RONALD A LARSON ANDREW BEAUMONT MEYER-PETERSON ADJUSTMENT CYNTHIA M LARSON 7901 BLUEBELL DR CO 8503 LORI JODY LN WAUSAU WI 54401 PO BOX 19 WAUSAU WI 54403 WESTON WI 54476

MTS

Marathon Technical Services LLC 404 Franklin Street Wausau, WI 54403

Consulting Engineers

Municipal Infrastructure, Site and Commercial Building Design

August 31, 2016

Ms. Jennifer Higgins Village of Weston 5500 Schofield Avenue Weston, WI 54476

RE: PIN 192-2808-164-0130 - Weston

Dear Ms. Higgins,

Please find enclosed a Rezone Application for a portion of PIN 192-2808-164-0130. This parcel is located on Westfair Street in the Village of Weston. The property is currently zoned Light Industrial with the neighboring parcel to the west, 5307 Westfair Street, being zoned B-3.

The reason for this rezone application is to bring the adjacent parcel to the west in compliance with the Zoning Code for lot area. Additionally, the neighboring B-3 lot's parking lot is encroaching onto the subject parcel. Adjusting the location of the common lot line will resolve the lot area and parking lot conflicts. Both parcels are owned by the same owner.

The legal description of the portion of the lot to be rezoned from Light Industrial to B-3 is as follows:

Part of Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, Located in part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of Section 16; Thence North 89°57'31" West along the South line of said Southeast ¼, 1287.58 feet; Thence North 00°17'27" East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South 70°38'20" East along said South right-of-way line, 32.01 feet; Thence South 04°35'09" West, 201.08 feet to the South line of said Lot 2; Thence North 79°21'25" West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North 07°33'28" East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning.

That the above described parcel of land contains 7,395 square feet or 0.169 acres, more or less.

This rezone application is in conjunction with a CSM submittal and Site Plan submittal for upgrades to the adjacent parcel parking lot. Please contact us if you have any questions.

Sincerely,

Nicholas Bancuk

Nicholas Bancuk, PE

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
Village of Weston/ETZ
Date: 8-31-16

Permit No.: REZN-9-16-1607



FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

PROPOSALS AND FEES Conditional Use (Residential) 250.00 Conditional Use (Non-Residential) \$250.00 + \$10.00/Acre over 10 Acres = Conditional Use Amendment 250.00 ✓ Rezone (Official Zoning Map Amendment) 250.00 Conditional Use and Rezone (Residential) 400.00 Conditional Use and Rezone (Non-Residential) \$400.00 + \$10.00/Acre over 10 Acres = Comprehensive Plan Map Amendment 350.00 Comprehensive Plan Map Amendment with Rezone 500.00 Comprehensive Plan Text Amendment 200.00 TOTAL: **APPLICANT INFORMATION** Applicant Name: Property Owner Mailing Address: Phone: Email: * Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing. Property Owner: Contact Name: FNIC Mailing Address: **PROJECT SITE SPECIFICATIONS** 192-2808-164-0130 Project Address: Lot Size(ft²): 7,395 (or PIN if no address) Acres: 0.169 Property Zone: Proposed Rezone: B-3 Current Future Land Proposed Future Land Use Designation: Business Use Designation: Business Legal Description: See Attached

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

REZONE: The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

CONDITIONAL USE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Yes

Yes

O No

O No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?

Does the Conditional Use Permit involve exterior building or site improvements?

Has the written description and location been attached?

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):

- Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)
- 2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

3.	Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?
4.	Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.
5.	What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?
use(s	ance and Recording of Permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use nit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the cial Zoning Map.
·	ct of Denial. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period 2 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by Zoning Administrator.
requi Chap proce	nination of an Approved Conditional Use. Once a conditional use permit is granted, no erosion control permit, site plan approval, ficate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all irements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this iter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable edures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the edures outlined for original granting of a conditional use permit.
nitia his S an ex	Limits on the Development of Conditional Use. The start of construction of any and all conditional uses shall be initiated within days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request stension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee and in the ETZ Area) and shall be based upon a showing of acceptable justification.
44,5	intinuing an Approved Conditional Use. Any and all conditional uses that have been discontinued for a period exceeding 365 shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to usively demonstrate that the conditional use was operational during this period.
,	ge of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the ct property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the tional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use

permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter. A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

REZONE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

Writ use i	ten justification is required for the proposed rezone consisting of the reasons why the applicant believes the prois appropriate, particularly as evidenced by compliance with the approval criteria set forth below.	oposed co	onditiona
Has	s the written justification been attached?	Yes	Ø No
Doe	es the rezone involves exterior building or site improvements?	□ Yes	⊚ No
inclu	s to the above stated question, then a separate site plan application must be filed concurrently with this applice a site plan application will deem the status of this application as incomplete. Incomplete applications will not be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refund	ot be revie	Failing to
Com	parison of Proposed Rezone with Required Review Criteria (complete below or on an attached sheet as need	ded):	AUTHANIANIANA.
1.	Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or	why not.	
The	e proposed rezone involves the moving of a lot line between two properties owned by the	2012/06/06/06/06/06/06/06/06/06/06/06/06/06/	partv.
	zoned differently. The existing B-3 lot is non-conforming for lot area. Moving th		
	oning the piece will bring the lot into conformance.		
2.	Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section Village's zoning ordinance? Explain how, or why not. S, by bringing lots into conformance.	on 94.1.03	3 of the
3.	Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In ot subject property developed in a way that is not allowed under its current zoning? If yes, please explain.	her word	s, is the
No	•		
		0	

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

No.

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No.

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes. The existing parking lot of the neighboring parcel was onto this property. By moving the lot line and rezoning the new piece of land attached to the B-3 parcel, the parking lot will now be on the lot containing the business and be zoned the same.

Village Board. The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

Effect of Denial. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

Following the Commission recommendation by resolution, and after a required 30 day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission. Following the public hearing, the Village Board may adopt all or some of the recommended Comprehensive Plan amendments by ordinance, either as recommended or with modifications. Comparison of Proposed Comprehensive Plan Amendment with Required Review Criteria (complete below or on an attached sheet as needed): 1. Is the proposed Comprehensive Plan Map Amendment consistent with the Comprehensive Plan? Explain how, or why not. 2. Has the amendment been reviewed and denied during a pervious comprehensive plan amendment cycle? O Yes O No Would the amendment or projected development that would result will not create an adverse impact on public services and facilities, unless such impact will be successfully mitigated? Explain how, or why not. 4. Would the projected development that would result from the amendment create an undue or adverse impact on surrounding properties, and will it be consistent with or upgrade the character of the site and the surrounding neighborhood? Explain how, or why not. Would the amendment or projected development that would result create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment including trees, slopes, and groundwater; any landmarks or other historically significant structures or properties? Explain how, or why not. 6. Is the amendment justified by a change in Village actions or neighborhood characteristics? Explain how, or why not.

7. [MAP AMENDMENT ONLY] Does the change correct a mapping error of the Future Land Use Map? If so, explain.

	or why not.
9.	Is the proposed amendment consistent with other Village plans, policies, and regulations? Explain how, or why not.
8	
10.	Does the amendment respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies? Explain how, or why not.
11.	[MAP AMENDMENT ONLY] Does the amendment better implement applicable Comprehensive Plan polices than the current map designation? Explain how, or why not.
12	
12.	Does the amendment address a deficiency in the Comprehensive Plan as identified by the Plan Commission or Village Board? Explain how, or why not.
Pouc	cation. Any approved Community is all
Jeno	cation. Any approved Comprehensive Plan amendment may be reversed by the Village Board outside the regular amendment d upon the findings of any of the following:
(a)	The approval was obtained by fraud or other intentional or misleading representations, or

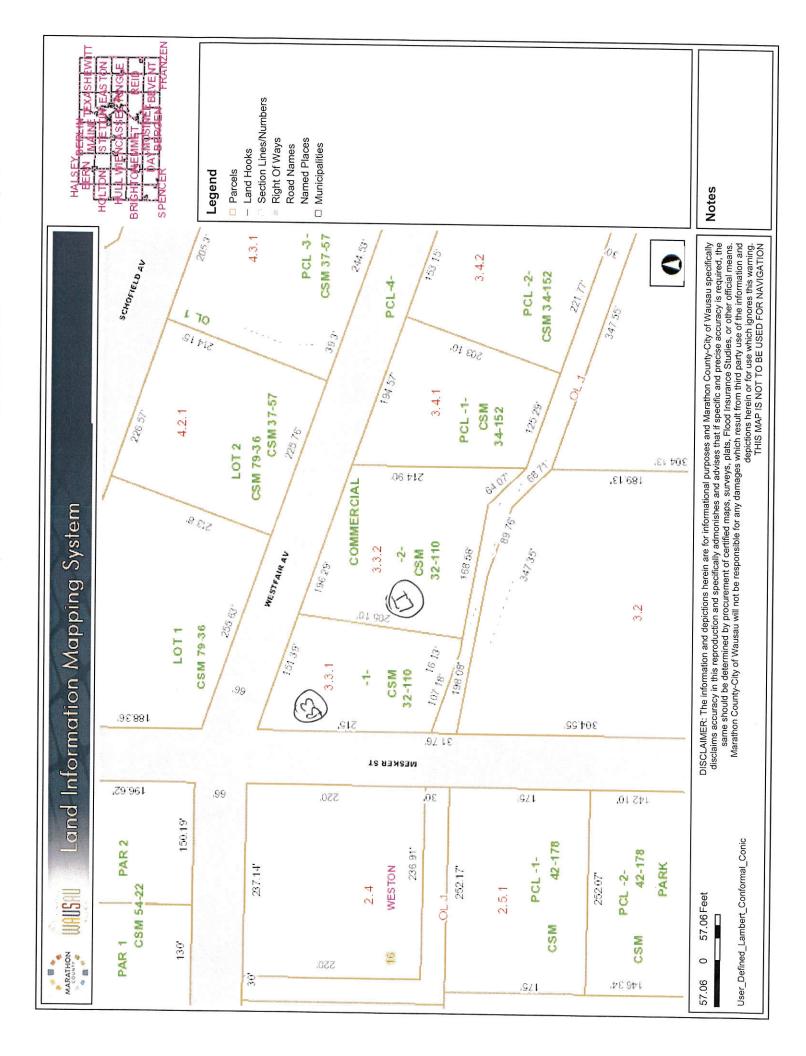
- (b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances, or
- (c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

STATEMENT OF UNDERSTANDING AND SIGNATURES

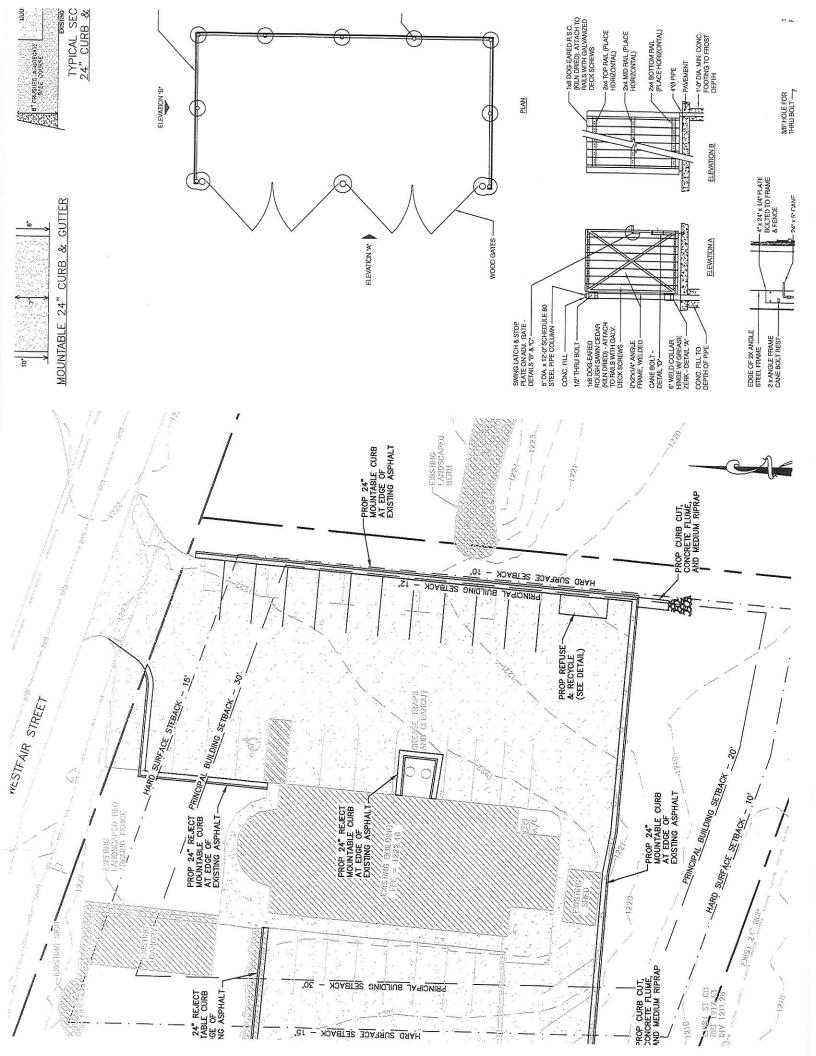
By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

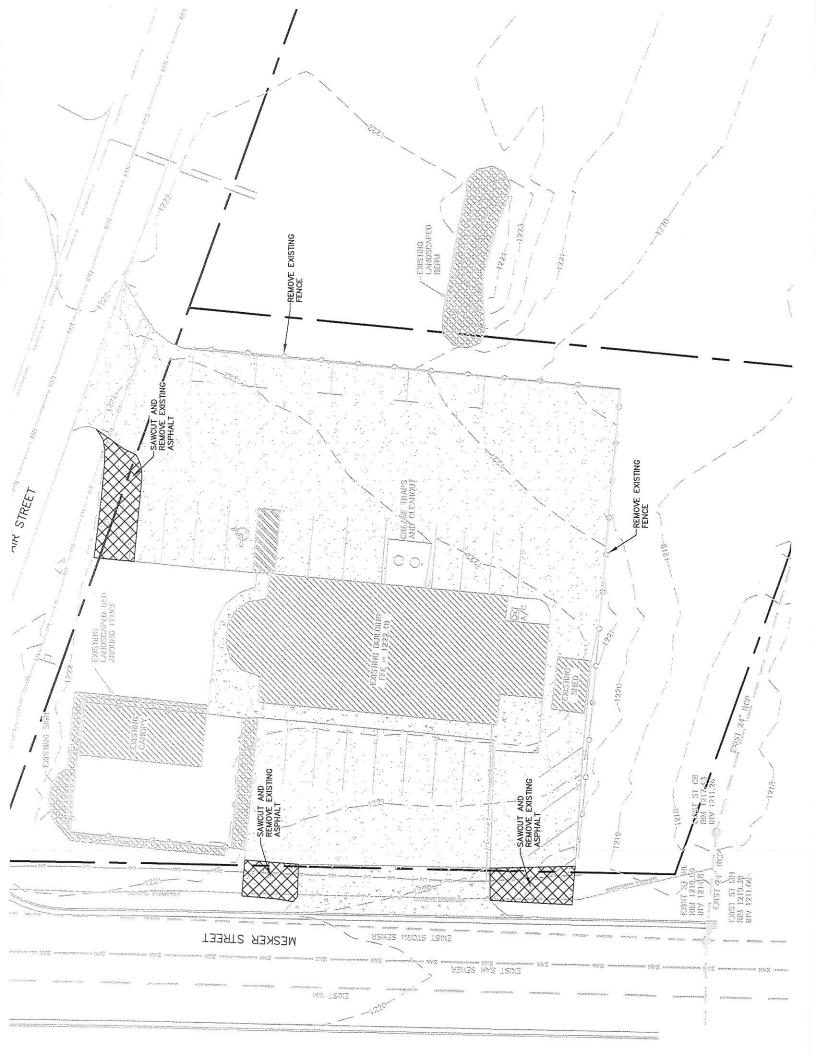
C Rand		complete. Any rees collected will no	ot be refunded.	
milled			8-31-16	
Signature of Applicant			Date	
ERIC REEL	DER			
Print Applicant Name	•			
Property Owner Agent (Agents must have a LETTER OF A	NUTHORIZATION from all property o	vners)	
STATE OF WISCONSIN)) ss.			
COUNTY OF MARATHON)			
Personally appeared before me thisday of20, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.				
		Notary Public		
		My Commission Expires:		

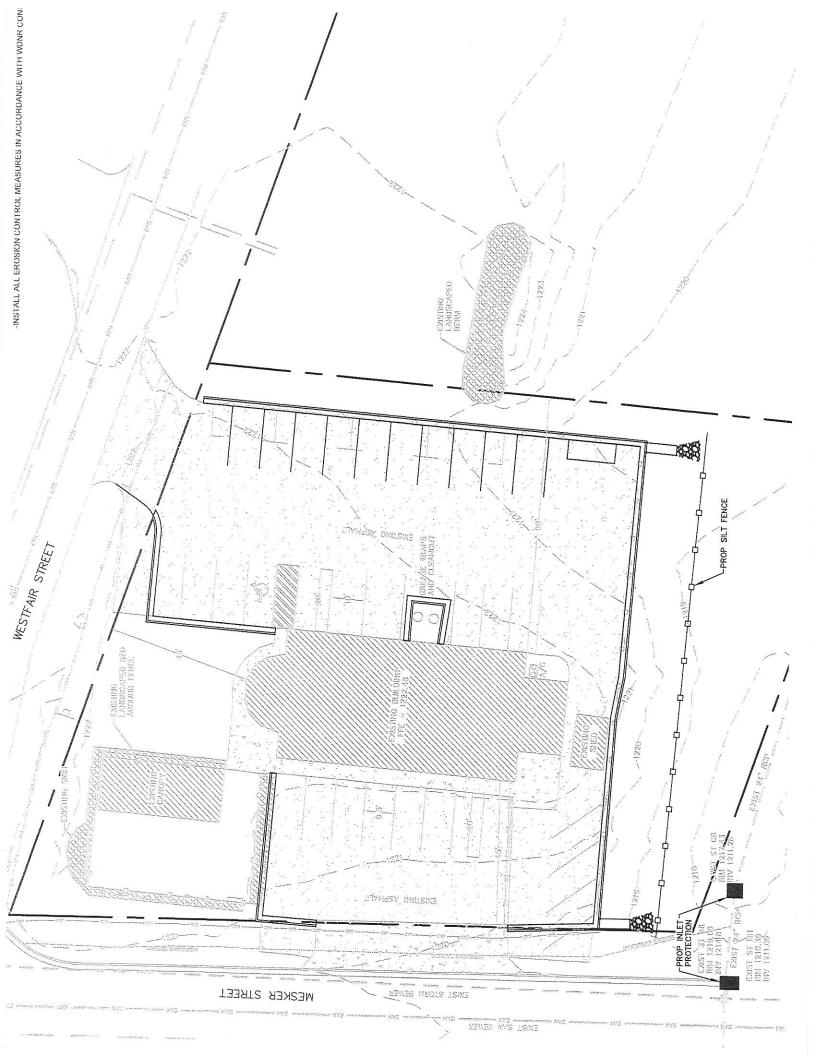
STAFF	REVIEW		
	Zoning: L 1 to B 3 Village □ ETZ Imposed: □ Yes ♥ No Amount:		
Publication of Notice Date 1: 9 30 10	Publication of Notice Date 2:		
Conditional Use Permit Review PC/ETZ Meeting Date: CUP No.:			
Approved Approved w/ Conditions Denied	Site Plan No.: <u>CSIT-9-16-1608</u>		
Ádoption Date:	_		
Conditional Use Permit Review (Outdoor Commercial Entertainm	nent Only)		
Name of Establishment:	License Number:		
CLPS Meeting Date:	☐ Recommend ☐ Recommend w/ Conditions ☐ Denied		
VB Meeting Date:	☐ Approved ☐ Approved w/ Conditions ☐ Denied		
Recorded Date:	Document No.:		
Rezone and Comprehensive Plan Amendment Review:			
Public Hearing Date:	Rezone/CPA No.: REZN - 9 - 16 - 1607		
Proposed Zoning: B3	Proposed FLU: Communcial		
△Approved □ Approved w/ Conditions □ Denied			
Adoption Date: 10 - 18 - 10	Ordinance No.: 16-045		
Publication Date: / / - 20 - / (a			

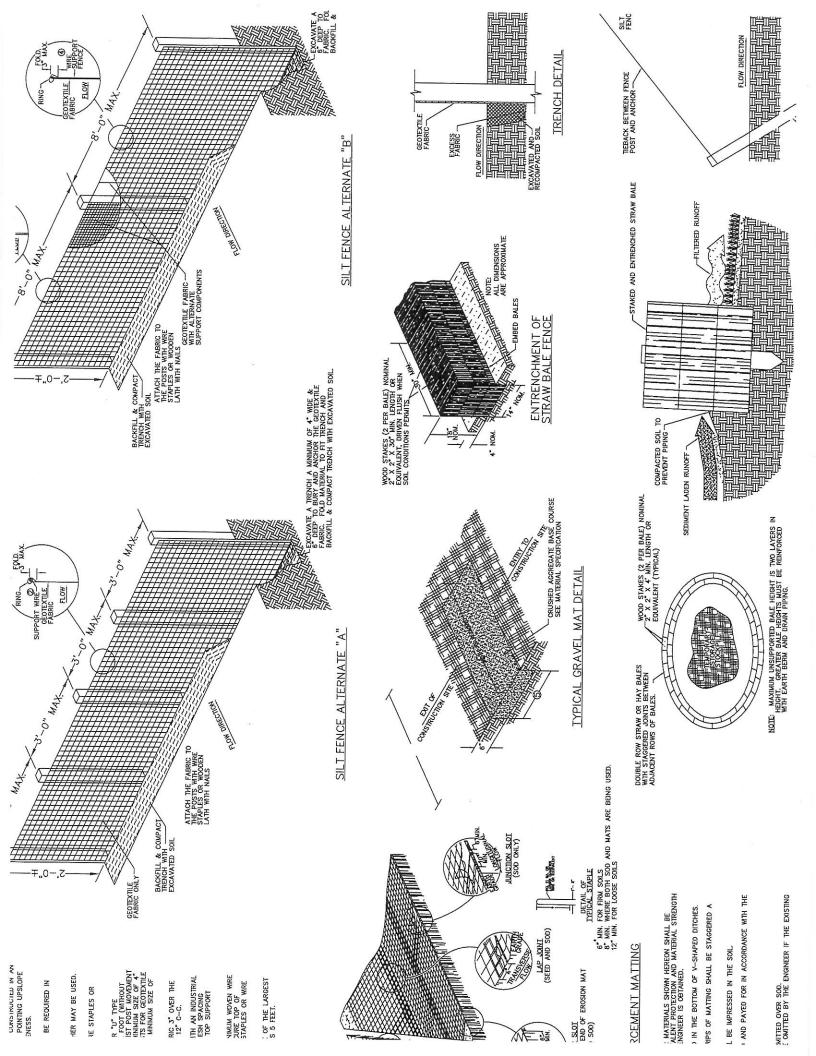


ZONED - B-3 - GENERAL BUSIN MINIMUM LOT AREA - 30,000 SC ACTUAL LOT AREA - 35,316 SQ MINIMUM STREET FRONTAGE -ACTUAL STREET FRONTAGE -: MINIMUM LANDSCAPED SURFA MINIMUM HARD SURFACE FRO ACTUAL HARD SURFACE FROM MINIMUM HARD SURFACE INTE ACTUAL HARD SURFACE INTER ACTUAL LANDSCAPED SURFAC MAXIMUM FLOOR AREA RATIO ACTUAL FLOOR AREA RATIO - I MINIMUM BUILDING FRONT/STI ACTUAL BUILDING FRONT/STR MINIMUM BUILDING INTERIOR (ACTUAL BUILDING INTERIOR SI ACTUAL LOT WIDTH - 183' MINIMUM LOT WIDTH - 80' SITE INFORMATION -EXISTING LANDSCAPED BERM EXISTING REPHALT WESTFAIR STREET が EXISTING LANDSCAPED BED ARGUND FENCE EMST 24" PCP EXISTING SIGN NIM 1217.43 122) 1218 EXISTING ASPRALET EXIST ST INL RNH 1219.09 INV 1214/81 EXIST Q4" EXIST ST MH RIM 1219.30 RIV 1211.095 EXIST STORM SEWER MESKER STREET



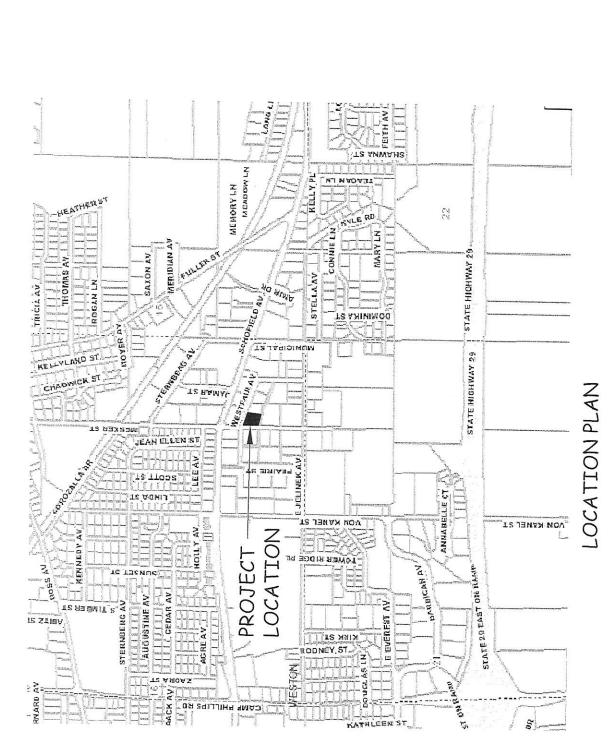






ロコド ス ひととし JUNION NO NUCL

VOLUME 32 OF CERTIFIED SURVEY MAPS ON PAGE 110, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, OF LOT 1 AND LOT 2 OF CERTIFIED SURBEY MAP NUMBER 8342 RECORDED IN RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



SHEET C1
SHEET C2
SHEET C2
SHEET C3
SHEET C4
SITE PLAN
SHEET C4
SITE PLAN
SHEET C5
EROSION CONTRC
SHEET C6
EROSION CONTRC

